



Acton Board of Health
September 19, 2011

TOWN CLERK, ACTON

Members Present: Mark Conoby, Chairman, William Taylor, William McInnis, Joanne Bissetta and Michael Kreuze.

Staff Present: Sheryl Ball, Health Agent, Isabel Roberts, Administration and Weiyen Sun, Administration

Others Present: Peg Mikkola, Ernest Nelson, Mindy Chuon, Mark Mastroianni, Tom Ryder, Joel Frisch and resident (did not sign in)

The meeting was called to order at 7:35 p.m.

Introduction

Sheryl Ball introduced the Board to the member of staff, Weiyen Sun.

Pulte Homes – Quail Ridge Informational Session

Mr. Mark Mastroianni representing Pulte Homes of New England presented the Board with information about the proposed Active Adult Senior Housing Development at the current Quail Ridge site. A total of 153 (previously 174) 2 and 3 bedroom units are proposed to be built in the northern part of the property and a 9 hole golf course will remain in the southern part.

Mr. Joel Frisch of Northeast Geoscience Inc, further explained that extensive testing of the soils has been conducted over the past few months. Since the proposed Waste Water Treatment Plant will be utilizing the 3 existing leaching areas plus additional 5 new leaching areas, DEP has required testing on both these areas.

The existing on-site sewage system is designed for 9,950 GPD, however, the recent testing/analysis of the soils has determined the maximum design flow capacity is actually 7,500

GPD. The proposed system would be designed for 27,000 GPD (based on Title 5 rates), allowing for a total design flow of 34,500 GPD.

The existing 3 groundwater monitoring wells will remain in use, along with the addition of new groundwater monitoring wells.

Mr. Tom Ryder, P.E., presented the Board with a detailed description of the process used in the existing and proposed on-site sewage disposal system and how the two systems will tie in together. Mr. Ryder also noted that the proposed senior housing development would be serviced by the public water supply versus continuing with private wells. The Board asked if it would be possible for Pulte Homes to investigate the possibility of having the existing homes on Skyline Dr also tie-in to the public water supply, since the option will exist. Mr. Mastroianni stated that this is something that has already been done, but no residents want to. A copy of the proposal will be provided to the Board.

An Acton resident expressed concerns regarding responsibility of the WWTP and a replacement plan if the system were to ever need to be repaired or replaced. Mr. Mastroianni commented that per DEP, it is required that an operator be onsite 3 hours per day, plus an Operations and Maintenance contract would allow for 24 hour/day on call service, and escrow for a replacement plan for the WWTP would be included into the condominium master deed.

160 Great Road – Use Approval

Sheryl Ball presented the Board with a request from Ernest Nelson to allow for a children's salon at 160 Great Rd. Current occupants utilize a portion of the septic system capacity with approximately 200 GPD remaining/available. Mr. Nelson has requested the use of 3 chairs, equaling a flow of 330 GPD per Title 5 Regulations. However, this salon specializes in cutting hair for only babies and toddlers and utilizes a spray bottle technique instead of the traditional sink washing style.

The tenant is unable to provide water use records for his current space (Nagog mall) since the space utilizes a shared water meter.

On a motion made by Mr. McInnis, seconded by Ms. Bissetta, the Board unanimously voted to approve the use of three (3) chairs at 160 Great Rd, with the following conditions:

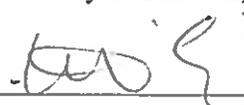
1. Every 6 months, the owner shall provide actual water records for this site to ensure that the total available flow is not exceeded.

2. The Health Director may review actual water flows to determine if additional uses will be allowed in the future.
3. The spray bottle method shall be utilized with only minimal washings allowed.
4. A separate water meter shall be installed in the unit that services the hair salon at 160 Great Rd.

Adjournment

On a motion made by Mr. Kreuze, seconded by Mr. Taylor, the Board unanimously voted to adjourn at 8:54 PM.

Respectfully Submitted,

 FOR Isabel Roberts .

Isabel Roberts, Health Secretary
Acton Board of Health



Mark Conoby, Chairman
Acton Board of Health